



City Council Agenda *Special Meeting*

Thursday, February 20, 2014

6:00 p.m.

City Council Chambers

(Times are Approximate – please note that items may be earlier or later than listed on the agenda)

- 6:00 p.m. **1. Roll Call**
Voting & Seating Order: McGehee, Willmus, Laliberte, Etten, Roe
- 6:02 p.m. **2. Approve Agenda**
- 6:05 p.m. **3. Public Comment**
- 6:10 p.m. **4. Council Communications, Reports and Announcements**
- 6:15 p.m. **5. Recognitions, Donations and Communications**
- 6. Approve Minutes**
- 7. Approve Consent Agenda**
- 8. Consider Items Removed from Consent**
- 9. General Ordinances for Adoption**
- 10. Presentations**
- 11. Public Hearings**
- 12. Budget Items**
- 13. Business Items (Action Items)**
- 14. Business Items – Presentations/Discussions**
- 6:20 p.m. a. Discuss Twin Lakes Redevelopment Area
- 15. City Manager Future Agenda Review**
- 16. Councilmember Initiated Items for Future Meetings**
- 8:00 p.m. **17. Adjourn**

Some Upcoming Public Meetings.....

Monday	Feb 24	6:00 p.m.	City Council Meeting
Tuesday	Feb 25	6:30 p.m.	Public Works, Environment & Transportation Commission
March			

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Monday	Mar 3	6:00 p.m.	City Council Meeting
Tuesday	Mar 4	6:30 p.m.	Parks & Recreation Commission
Wednesday	Mar 5	6:30 p.m.	Planning Commission
Monday	Mar 10	6:00 p.m.	City Council Meeting
Wednesday	Mar 19	6:30 p.m.	Human Rights Commission
Monday	Mar 24	6:00 p.m.	City Council Meeting

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.

ROSEVILLE
REQUEST FOR COUNCIL DISCUSSION

Date: **02/20/2014**
Item No.: 14.a

Department Approval



City Manager Approval



Item Description: Twin Lakes Redevelopment Area Discussion

1 **INTRODUCTION**

2 For the past few weeks the Planning Division has taken the City Council’s comments and
3 direction and attempted to create a framework with which to continue our discussion, while
4 taking care not to remove too much of what is already allowed.

5 Since the overall goal of Twin Lakes is a mix of uses, identifying select areas for specific uses or
6 “focused use” tends to narrow the field of choices, which can limit property owner’s options in a
7 difficult market place. Such narrowing also may impact existing uses that, given current
8 building age or tenant leases, may out live the 2030 Comprehensive Plan.

9 Given the Council’s direction, the City Planner has created a revised map and 5 distinct
10 Community Mixed Use (CMU) Districts, and has made refinements to the use table in order to
11 broaden and/or clarify certain uses. The proposal also eliminates the High Density land use and
12 zoning designations along the north side of Terrace Drive in favor of a more flexible CMU
13 district.

14 The following proposal attempts to balance City Council desires with the more flexible Twin
15 Lakes mixed-use approach and incorporates real-life issues and/or concerns expressed over the
16 past couple of years.

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Table 1005-1	CMU-1	CMU-2	CMU-3	CMU-4	CMU-5	Standards
Office Uses						
Office - nonmedical	P	P	P	P	P	
Office – nonmedical w/showroom, warehousing, high-tech assembly/reassembly, manufacturing, w/limited distribution	C	P	P	NP	P	Y
Office – medical, including lab, research and development, high-tech reassembly/assembly and/or manufacturing, warehousing and limited distribution	P	P	P	P	NP	
Office - medical clinic, urgent care/emergency room	P	P	NP	P	P	
Office - dental, optical, orthopedic, chiropractic	P	P	NP	P	P	

Commercial Uses						
Retail, general and personal service* single or multiple tenant building >20,000 sq. ft.	P	NP	NP	N	NP	
Retail, general and personal service* single or multiple tenant building <20,000 sq. ft.	P	C	P	P	P	Y
Animal boarding, kennel/day care (indoor)	P	P	P	NP	NP	
Animal boarding, kennel/day care (outdoor)	NP	NP	NP	NP	NP	
Animal hospital, veterinary clinic	P	P	P	NP	NP	
Bank, financial institution w/or without drive-through	P	P	NP	NP	P	
Club or lodge, private	C	C	NP	NP	NP	Y
Day care center	P	NP	P	P	NP	
Grocery store	P	NP	NP	NP	NP	
Health club, fitness center	P	P	P	P	NP	
Learning studio (martial arts, visual/ performing arts)	P	P	P	P	P	
Limited production & processing – principal use (includes assembly, reassembly, manufacturing, and warehousing)	NP	P	P	P/C	C	Y
Limited production & processing – accessory use	NP	P	P	P/C	P/C	Y
Limited warehousing and distribution	NP	P/C	P/C	P/C	P/C	Y
Liquor store	P	NP	P	NP	NP	
Lodging: hotel, motel	P	P	NP	NP	NP	
Mini-storage	NP	NP	NP	NP	NP	
Mortuary, funeral home	P	P	P	NP	NP	
Motor fuel sales (gas station)	NP	NP	NP	NP	NP	
Motor vehicle repair, auto body shop	NP	NP	NP	NP	NP	
Motor vehicle rental/leasing	NP	NP	NP	NP	NP	
Motor vehicle dealer (new vehicles)	NP	NP	NP	NP	NP	
Movie theater, cinema	P	NP	NP	NP	NP	
Office showroom						
Outdoor display	NP	C	C	NP	C	Y
Outdoor storage, equipment and goods	NP	NP	NP	NP	NP	
Outdoor storage, fleet vehicles	NP	NP	NP	NP	NP	
Outdoor storage, inoperable/out of service vehicles or equipment	NP	NP	NP	NP	NP	Y
Outdoor storage, loose materials	NP	NP	NP	NP	NP	

Pawn shop	NP	NP	NP	NP	NP	
Parking (as principal use)	C	C	C	C	C	Y
Restaurant, brew pub	P	P	NP	P	P	
Restaurant, café, deli, ice cream shop	P	P	NP	P	P	
Restaurant, coffeehouse w/without drive-through	P	P	NP	P	P	
Restaurant, fast casual	P	P	NP	P	P	
Restaurant, Fast Food w/drive-through	NP	NP	NP	NP	NP	
Restaurant, Traditional	P	P	P	P	P	

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Table 1005-1	CMU-1	CMU-2	CMU-3	CMU-4	CMU-5	Standards
Residential - Family Living						
Dwelling, one-family attached (townhome, rowhouse)	NP	NP	NP	NP	NP	
Dwelling, multi-family (3-8 units per building)	NP	NP	NP	NP	NP	
Dwelling, multi-family (upper stories in mixed-use building)	NP	NP	P	P	P	
Dwelling, multi-family (8 or more units per building)	NP	NP	P	P	P	
Dwelling unit, accessory	NP	NP	NP	NP	NP	
Live-work unit	NP	NP	NP	NP	NP	
Residential - Group Living						
Community residential facility, state licensed, serving 7-16 persons	NP	NP	NP	NP	NP	
Dormitory	NP	NP	NP	NP	NP	
Nursing home, assisted living facility	P	NP	NP	NP	NP	
Civic and Institutional Uses						
College or post-secondary school, campus	NP	NP	NP	NP	NP	
College or post-secondary school, office-based	P	NP	NP	NP	NP	
Community center, library, municipal building	P	NP	NP	NP	NP	
Place of assembly	NP	NP	NP	NP	NP	
School, elementary or secondary	NP	NP	NP	NP	NP	
Theater, performing arts center	P	P	P	NP	NP	
Utilities and Transportation						
Essential services	P	P	P	P	P	
Park-and-ride facility	P	NP	NP	NP	NP	

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Accessory Uses, Building and Structures
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Accessory buildings for storage of domestic or business supplies and equipment	P	P	P	P	P	Y
Accessibility ramp and other accommodations	P	P	P	P	P	
Detached garage and off-street parking spaces	P	P	P	P	P	
Drive-through facility						
Gazebo, arbor, patio, play equipment	P	NP	P	P	P	
Home occupation	P	NP	P	P	P	
Renewable energy system	P	P	P	P	P	
Swimming pool, hot tub, spa	P	P	P	P	P	
Telecommunication tower	C	C	C	NP	C	Y
Tennis and other recreational courts	C	NP	NP	C	C	Y
Temporary Uses						
Temporary building for construction purposes	P	P	P	P	P	
Sidewalk sales, boutique sales	P	P	P	P	P	
Portable storage container	P	P	P	P	P	Y
Food Truck	P	P	P	P	P	Y

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21 **COMMUNITY MIXED-USE DEFINITIONS**

22 At the January 27, 2014, City Council Meeting there appeared to be support for the proposed text
 23 amendments to both the Comprehensive Plan and the Zoning Ordinance, but a desire to hold-off
 24 processing the amendments until further information regarding use had been presented.

25 The process for amending either the Comprehensive Plan or Zoning Ordinance takes
 26 approximately 2 months given the open house requirement and necessary public hearings.
 27 Although waiting may be helpful, the definitions contain very little that is directly tied to one use
 28 versus another. However, there are potential conflicts between the two which will limit the
 29 ability of the Planning Division to allow certain uses from proceeding with development.
 30 Therefore, it is suggested that the City Council review and discuss the two definitions below and
 31 direct the Planning Division to move forward with text modifications in April at the Planning
 32 Commission level.

33 **PROPOSED AMENDMENTS**

34 **CMU (COMPREHENSIVE PLAN) LAND USE CATEGORY DEFINITION**

35 Community Mixed Use areas are intended to contain a mix of complementary uses that may
 36 include ~~housing,~~ **residential**, office, commercial, civic **and institutional, utility and**
 37 **transportation**, park, and open space uses. Community Mixed Use areas organize uses into
 38 a cohesive district, neighborhood, or corridor, connecting uses in common structures and
 39 with sidewalks and trails, and using density, structured parking, shared parking, and other
 40 approaches to create green space and public places within the areas. ~~The mix of land uses~~
 41 ~~may include Medium and High Density Residential, Office, Community Business,~~
 42 ~~Institutional, and Parks and Open Space uses. Residential land uses should generally~~

43 ~~represent between 25% and 50% of the overall mixed use area. The mix of uses may be in a~~
44 ~~common site, development area, or building. Individual developments may consist of a mix~~
45 ~~of two or more complementary uses that are compatible and connected to surrounding land-~~
46 ~~use patterns. To ensure that the desired mix of uses and connections are achieved, a more~~
47 ~~detailed small area plan, master plan, and/or area specific design principles is required to~~
48 ~~guide individual developments within the overall mixed use area.~~

49 **CMU (ZONING) STATEMENT OF PURPOSE:**

50 The **Community Mixed-Use District** is designed to encourage the development or
51 redevelopment of mixed-use centers that may include housing, **residential**, office,
52 commercial, civic **and** institutional, **utility and transportation**, park, and open space uses.
53 Complementary uses should be organized into cohesive districts in which mixed- or single-
54 use buildings are connected by streets, sidewalks and trails, and open space to create a
55 pedestrian-oriented environment. The CMU District is intended to be applied to areas of the
56 City guided for redevelopment or intensification.

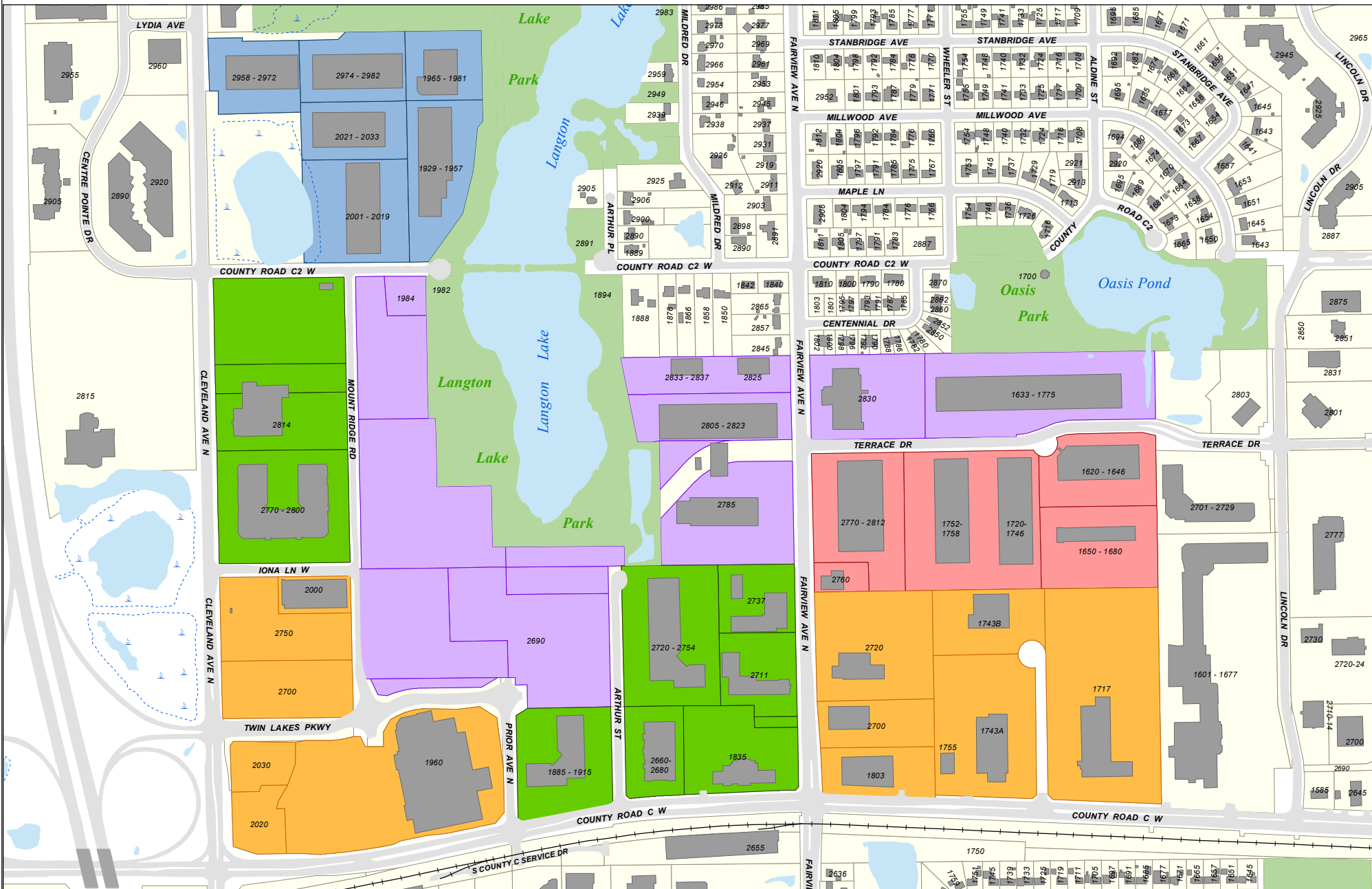
57 **REQUESTED COUNCIL ACTION**

58 Provide the City Planner comments related to the proposed CMU use table and the land use and
59 zoning definitions and provide direction on whether to begin the amendment process.

Prepared by: Thomas Paschke, City Planner (651) 792-7074 and Patrick Trudgeon, Interim City Manager (651)
792-7071

Attachments: A: Proposed Twin Lakes zoning district map

Proposed Twin Lakes CMU Districts Map



Prepared by:
Community Development Department
Printed: February 12, 2014

- CMU-1
- CMU-2
- CMU-3
- CMU-4
- CMU-5

Data Sources

* Ramsey County GIS Base Map (1/2/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

